

18 August 2017

Wayne Williamson  
Team Leader, Sydney Region West  
Planning Services  
Planning and Environment  
GPO Box 39 Sydney 2001

Dear Wayne

**RE: CHATSWOOD GOLF CLUB BEACONSFIELD RD, CHATSWOOD.  
APPLICATION FOR SITE COMPATIBILITY CERTIFICATE UNDER STATE  
ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE  
WITH A DISABILITY)**

Thank you for inviting Willoughby Council to comment on the application for a Site Compatibility Certificate under State Environmental Planning Policy (Housing for Seniors or People with a Disability) in relation to land owned by Chatswood Golf Club in Beaconsfield Road, Chatswood.

Council is advised that the Seniors Living proposal is the result of a strategy on the part of the current owners to revitalise the existing Chatswood Golf Club facilities to ensure the long term sustainability and on-going viability of the club and course. With the exception of the proposed temporary club house in Mooney Street, it is also acknowledged that the proposal is generally located on land that is currently being utilised for a club house and car parking facilities. It is considered that a Seniors Living development appears to be broadly compatible with the subject land in terms of the surrounding environment and locality.

Following a review of the information provided by the applicant, there is no objection in principle to the issue of a Site Compatibility Certificate for a Seniors Living proposal on the land described in the proposal. At the same time it must be stressed that Council does not support uses that reduce the Private Recreation RE2 zoned land owned by the golf club. In this regard the important role of the golf course land as open space is outlined below.

The Minutes of a meeting held at Council regarding considerations for a future Development Application are attached for your information (Attachment A). These are important to consider prior to any community engagement concerning development on the site in the future. The key issues that emerged from earlier development proposals and Council's consideration of the current request for the Site Compatibility Certificate are:

- **EROSION OF SCARCE EXISTING OPEN SPACE**

Council, in common with the Greater Sydney Commission, acknowledges the continuing pressure on existing areas of open space as a result of the projected ongoing population and housing growth in Sydney. Council's open space policy recognises there are also limited opportunities to increase the amount of open space given the high cost of purchasing land in the City. Therefore Council's preferred strategy is to retain all existing open space wherever possible and explore options for its more efficient use including alternative recreation uses where appropriate.

The current proposal for Seniors Living, if restricted solely to the existing club house and parking area as shown, may be acceptable, although development on any additional green space beyond these limits would not be. This would only serve to accelerate a process of degradation and incremental loss of amenity creating negative impacts on biodiversity, particularly local wildlife, in an increasingly urbanised area.

It is noted that the land comprising the Chatswood golf course relies for its size as an 18-hole course on three public reserves owned by the Crown and Willoughby Council (zoned RE1- Public Recreation) as well as freehold land. (Refer to Attachment B). The existing 18-hole golf course is therefore only possible with the use of the public land not owned by the Chatswood Golf Club.

Council notes that there has been on-going reduction of the private open space owned by the Chatswood Golf Club in the past – the most recent being the rezoning in 2012 of the E4 – Environmental Living land (proposed as an Asset Protection Zone in the current Seniors Living proposal and located at the entrance to the subject site.)

- **A GREEN NETWORK- THE GREEN GRID AND BIODIVERSITY**

Notwithstanding that the proposal for a Seniors Living development is mostly located on land already developed for a clubhouse and parking and does not have high biodiversity values, the golf course area as a whole is important in providing connections across the Council managed reserves in the Lane Cove River catchment. Ferndale Park, Coolaroo Reserve, OH Reid Reserve and Mowbray Park are all linked by the Chatswood golf course. This network of Open Space is precisely the objective of the 'Green Grid' concept as Council understands it, outlined by the Greater Sydney Commission, and is a crucial element for Sydney's long term liveability and sustainability.

The band of green space running through the site, which includes remnant native trees, non-native landscaping, tree planting and other green open space, is a significant element of the local green network. It represents the only un-interrupted vegetated corridor linking with the high canopy of Ferndale Park and Coolaroo Reserve which are in turn part of a larger network of continuously linked reserves that includes areas along the Lane Cove River and into Lane Cove National Park.

The construction of an interim Clubhouse off Mooney St in an area previously rejected by Council for residential development is likely to be controversial and despite being temporary will inevitably cause degradation. Even as a temporary structure it will impact



the green corridor and could be perceived as encroachment by stealth. Any future DA should be conditioned to ensure full reinstatement of vegetation following demolition of the temporary structure.

The green network supports diverse wildlife. In particular, both in council records and in the Atlas of NSW Wildlife (OEH, 8/08/2017) Powerful Owls and Eastern Bentwing bat have been observed and recorded within the golf course grounds and the adjoining reserves. It is an oversight that the documentation omitted to acknowledge this.

Pairs of Powerful Owl are also known to have up to two nest sites that are currently active within 1km radius of the proposed development site. This should be taken into account with any future development application as the site is within their current foraging range.

- VEHICLE ACCESS

While bushfire asset protection zones may be integrated into planning for the Seniors Living proposal, the site has limited access and egress and creates a significant bottleneck in emergency situations.

In conclusion, Council does not object to the issue of a Site Compatibility certificate on the specific area of Chatswood Golf Club presented.

However, given the importance of retaining open space in the North District and Willoughby in particular and the high visual, environmental and functional role of the open space at Chatswood Golf Course, Council requests that should the Department of Planning issue a Site Compatibility Certificate they also include a statement supporting Council's position that further incursions of development into the open green space of the Club will not be entertained.

If you have any further enquiries please contact Jane Hosie, Strategic Planner on 9777 7673 Tuesday- Friday.

Yours sincerely,



Bruce Gaal  
PLANNING MANAGER - ACTING

Encl

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## RECORD OF THE PRE-DEVELOPMENT APPLICATION MEETING

**Date/Time of meeting:** 11am, 26 April 2017

### **Applicant/Proponent details:**

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**Property:** Chatswood Golf Club - Beaconsfield Rd, Chatswood NSW 2067

**Description of Proposal:** Proposed demolition of existing club house and construction of a seniors housing development with associated ancillary uses, basement parking, construction of a new club house and associated infrastructure works, removal of trees, earthworks, associated landscaping and temporary relocation of clubhouse.

**Council officers:** Ian Arnott (Planning Manager); Ana Vissarion (Acting Development Planning Team Leader); Joseph Bazergy (Development Engineering Team Leader), Daniel Sui (Senior Transport Engineer)

**Zoning:** RE 2 - Private Recreation

The Residential E4 site located at the southern side of the entrance to the Golf Course off Beaconsfield Rd is not included in the site and does not permit Seniors Living Development.

**Conservation Area:** No

**Heritage Item:** No

**Bushfire Prone Area:** Yes

**Flood Related Planning Control:** Yes

**SEPP (Infrastructure):** Traffic Generating Development - See Schedule 3. Referral to Roads & Maritime Services required (if > 200 parking spaces)

**Integrated Development:** Yes. 100B Rurals Fires Act

### **Discussions:**

- Previous meetings with Council 6 July 2016 and 20 October 2016.
- DAs on site include DA 2012/316 as modified (DA 2012/316/A).
- Seniors Living is not permissible on the E4 zoned land.  
 Permissibility of Seniors Housing will be subject to the attainment of a Site Compatibility Certificate through the Department of Planning and Environment.  
 The Site Compatibility Certificate may require the site to remain as a whole rather than subdivided - see Part 1A of SEPP (Housing for Seniors or People with a Disability) 2004



- **Development** is reliant upon Site Compatibility Statement  
Seniors Living Development consisting of 106 Independent Living Units in 2 x 5 storey buildings with associated parking.
- **Associated Developments** (forming part of the DA)  
Clubhouse incorporating function and recreation facilities  
Subdivision  
Course realignment  
Temporary Clubhouse facilities (during construction).

- The proposal is for one (1) application but will address different construction stages. The capital investment value (CIV) of a proposed development is to be calculated at the time of lodgment of the application for the purposes of deciding whether the application should be determined by Sydney North Planning Panel.
- The Seniors Living proposal needs to address the Development Standards contained in clause 50 of the Seniors Living SEPP justifying any exceeding of the standards.

It was understood that the design intention is to address the site characteristics (eg the slope of the land), noting the current use of the land and the current views/outlook from adjoining residential homes. Although this approach has merit careful consideration in assessment will be given to:

- Views (from neighboring properties and of the finished buildings as viewed from the golf course)
- Tree loss
- Impacts on natural features
- Potential aboriginal heritage (preliminary assessment recommended)
- Traffic and parking (including justification for more parking than specified in standards)
- Bulk and scale of development
- Materials (to blend with natural environment)
- Internal amenity and external appearance (SEPP 65 and Apartment Design Guide)
- Construction Management...
- Temporary location of club house and parking off Mooney St (limited information was provided and little assessment undertaken of this component)
  - Traffic
  - Noise
  - Visual impact
  - Construction management
  - Flooding (Flood Study required with submission)...
- Realignment of course fairways and greens (limited information was provided and little assessment undertaken of this component)
  - Safety (any netting to prevent balls leaving the course should have minimal impact on visual amenity and views from surrounding properties)
- New Clubhouse, function and recreation facilities. Considerations include:
  - Advised that facilities only provided for club patrons and Seniors Living residents
  - Traffic
  - Hours of operation
  - Noise

- Separation of car parking from residential
- Loading facilities...

**General Comments:**

- Crown Land - need to receive consent from NSW Department of Industry (Trade and Investment – Crown Lands) for lodgment of DA for any parcels of Crown Land included in the application.
- As the site classifies as bushfire prone, evacuation plans are critical. Appropriate solution should be incorporated into the proposal at early stages – RFS comments should be incorporated into the proposal. The application would be Integrated Development and following lodgment the approval of RFS will be sought.
- An Arborists Report is required in respect to trees to be removed and trees to be retained in close proximity to works. The development should be designed to retain significant trees where possible.
- Where possible minimal impact to natural features should occur. Consideration is to have regard to the contribution of natural features to the visual amenity, drainage patterns and potential aboriginal heritage issues.
- Applicant advised that previous community consultation meetings took place with adjoining properties (most recent in December 2016); future plans include launching a website to ensure transparency of the proposal and of the process. The proposal intends to preserve views and vistas from the adjoining residential dwellings by utilizing the drop of the escarpment. The proposal should consider other potential impacts on the amenity of the adjoining properties.
- Traffic
  - Options for a public /communal bus were discussed.
  - Incorporating a car/bus turning circle at the end of Beaconsfield Road is to be considered.
  - Traffic Study/modeling extending to the Mowbray Rd / Beaconsfield Rd network is to be undertaken/provided
  - Management of traffic during construction.

S94A Development Contributions apply to Developments with Cost of works > \$100,000  
<http://www.willoughby.nsw.gov.au/Development/planning-rules/development-contributions-s94-s94a-vpas/>

Forms, Fees & Checklists  
<http://www.willoughby.nsw.gov.au/Development/Fees-Forms---Checklists/>

Planning Legislation & Guidelines  
<http://www.willoughby.nsw.gov.au/Development/planning-rules/>



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**e-Planning Portal (Application Tracking)**

<https://eplanning.willoughby.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx>

**Pre-lodgement Meetings**

<http://www.willoughby.nsw.gov.au/Development/do-i-need-approval/pre-lodgement-meetings/>

Further guidance on CIV calculation can be found in

[http://www.planning.nsw.gov.au/Policy-and-Legislation/~/\\_media/B9661DE1C3FD40B6A1F0C953ED9C187E.ashx](http://www.planning.nsw.gov.au/Policy-and-Legislation/~/_media/B9661DE1C3FD40B6A1F0C953ED9C187E.ashx)

Council thanks you for coming in and hopes that the meeting was of assistance. You are reminded to continue referring to and checking the relevant planning documents (LEP, DCP etc) as you develop your proposal further to ensure compliance with those documents as these will be the basis for assessment of your application when it is lodged.

Council Officers have not inspected your site for this meeting. They have drawn on their general experience and knowledge of the area in providing you this with advice.

**COUNCIL OFFICERS HAVE USED THEIR BEST ENDEAVOURS TO ASSIST YOU AND CANNOT BE HELD RESPONSIBLE SHOULD ANY OTHER MATTERS ARISE DURING THE PROCESSING OF THE APPLICATION. NO UNDERTAKING OR GUARANTEE CAN BE GIVEN THAT YOUR APPLICATION WILL BE APPROVED WHEN IT IS LODGED NOR CAN ANY UNDERTAKING BE GIVEN THAT THE DEVELOPMENT CONTROLS WILL NOT CHANGE BEFORE YOU LODGE YOUR APPLICATION.**



ATTACHMENT B.

